

**30 Kingsmill Road, Coalfalls, Qld 4305**



**House For Sale**

Wednesday, 25 October 2023

30 Kingsmill Road, Coalfalls, Qld 4305

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 966 m2**

**Type: House**



Karen Bagenal

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## Auction

Auction Location: On Site FOR SALE NOW OR BUY AT AUCTION > 18TH NOV 2023 Overview: Discover the allure of this quintessential 1940s Queenslander, a canvas for visionaries seeking to restore and rejuvenate an iconic piece of Queensland's architectural history. Nestled on Kingsmill Road in the serene Coalfalls neighbourhood, this three-bedroom, and one-bathroom residence, multiple living space and dine in kitchen, offers the promise of an exquisite renovation project for those with an appreciation for vintage charm.

Key Features:

- Year Built: 1940
- Architectural Style: Queenslander
- Bedrooms: 3 Huge Bedrooms
- Bathrooms: 1
- Land Size: 966 m<sup>2</sup>
- Garage: 1

Property Highlights:

- Elegance Preserved: Step into a bygone era of grace and refinement with original features such as high ceilings, VJ walls, timber flooring underneath the carpets, breezeways, and breezeway double doors swing out to the Veranda. These timeless elements await your expert touch to restore them to their former glory, preserving the heritage of the home.
- Renovation Potential: This property provides a unique opportunity to tailor and revive its historical character while adding modern amenities to create your dream living space. Your imagination is the only limit. Recently painted on the outside + Guttering has replaced so no money there to be spend on these large ticketed items.
- Generous Accommodation: Offering three spacious bedrooms, this residence ensures ample room for a growing family or those seeking additional space for work or leisure.
- Classic Veranda: Unwind on the traditional Queenslander veranda, with its beautiful fretwork embellished the gables and stairway, creating an ideal setting for outdoor gatherings and enjoying the gentle Queensland breeze on warm summer nights. Under the home you have ample storage space with a concrete floor + original timber stumps.
- Prime Location: Situated in Coalfalls, this address offers the convenience of being with walking distance to reputable schools, lush parks, shopping amenities, and a short drive to the vibrant Ipswich Central Business District and Riverlink Shopping Centre & public transport.
- Investment Opportunity: Priced strategically to accommodate a renovation budget, this property represents a savvy investment for those equipped with the skills and dedication to unlock the full potential of this historic treasure. Embrace the chance to make your mark on a property that is rich in character and heritage. If you are looking for a large block where you can put a shed to house some of your extra toys this block is 966m<sup>2</sup> and has ample space.

• Contact Information: For inquiries, additional details, or to schedule a private viewing, please Phone, SMS, or Email you're listing Agent Karen Bagenal or Mick Musk

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